

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

OWNERSHIP

Owner 1:	BOND EDITH G		
Owner 2:			
Owner 3:			
Street 1:	1 WATERBURY ST		
Street 2:			
Twn/City:	WESTON		
St/Prov:	CT	Cntry	Own Occ: N
Postal:	06883	Type:	

PREVIOUS OWNER

Owner 1:	BELUR ROY V/BROGIE CARMEN F -		
Owner 2:	TRS/ROY BELUR TRUST -		
Street 1:	12 POND LANE #45		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 698 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Condominium

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

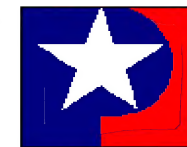
Total Card /

Total Parcel

332,700

332,700

332,700



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	57253	
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
5	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	332,700			332,700
Total Card	0.000	332,700			332,700
Total Parcel	0.000	332,700			332,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		476.65	/Parcel: 476.65

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	332,700	0	.		332,700		Year end	12/23/2021
2021	102	FV	328,100	0	.		328,100		Year End Roll	12/10/2020
2020	102	FV	318,800	0	.		318,800	318,800	Year End Roll	12/18/2019
2019	102	FV	300,600	0	.		300,600	300,600	Year End Roll	1/3/2019
2018	102	FV	248,700	0	.		248,700	248,700	Year End Roll	12/20/2017
2017	102	FV	186,900	0	.		186,900	186,900	Year End Roll	1/3/2017
2016	102	FV	186,900	0	.		186,900	186,900	Year End	1/4/2016
2015	102	FV	192,700	0	.		192,700	192,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2017	Measured	DGM	D Mann
5/9/2012	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Sign:

VERIFICATION OF VISIT NOT DATA

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	3			BR	1		Baths	1		HB 0

CONDO INFORMATION	
Location:	LS - Left Side
Total Units:	
Floor:	4 - 4th Floor
% Own:	1.730900049
Name:	17 - 6032

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	28.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	28.2%

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.35959888
Const Adj.:	1.04957998
Adj \$ / SQ:	463.778
Other Features:	32744
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463399
Depreciation:	130679
Depreciated Total:	332721

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	602.91	
Special Features:	0	Val/Su Net:	476.65	
Final Total:	332700	Val/Su SzAd	476.65	

MOBILE HOME Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.A-0002-0045.0

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	698	463.780	323,717
Net Sketched Area:		698	Total:	323,717
Size Ad	698 Gross Area	698	FinArea	698

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
17						
17						
98						

IMAGE

